

Government of the District of Columbia
ZONING COMMISSION



ZONING COMMISSION ORDER NO. 38
September 23, 1971

ORDERED:

That after public notice and hearing as prescribed by law, the following preliminary application for a planned development under Article 75 of the Zoning Regulations is found to be in accordance with the public health, safety and welfare and in harmony with the intent, and purpose of the Zoning Regulations and is approved by the Zoning Commission subject to the elements, conditions and guidelines hereinafter set forth.

Case No. 70-26

Preliminary application under Article 75 of the Zoning Regulations for a Planned Unit Development of Parcels Number 147/191 and Number 147/193 in Squares 3914 and 3980.

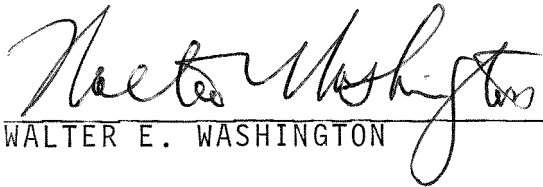
- (a) A zoning change from R-Z to R-3 is proposed and appropriate to accommodate the project and the applicants should make application for same when they file for final action on the Planned Unit Development.
- (b) Applicant shall develop plans for no more than thirty-three townhouses.
- (c) That any semi-detached structures must have a minimum 8-foot side yard and any detached structure shall have two 8-foot side yards. Each structure shall be provided with a front yard and a minimum R-3 size rear yard (20 feet),
- (d) Each of the single-family structures shall be provided at least one off-street parking space within a garage.
- (e) A minimum 55-foot street shall be dedicated to serve this proposed development in accordance with the D.C. subdivision regulations.
- (f) At the time of the final application a landscape plan shall be provided to the Commission. Such plan shall indicate by name and size the kind of planting that will be provided.

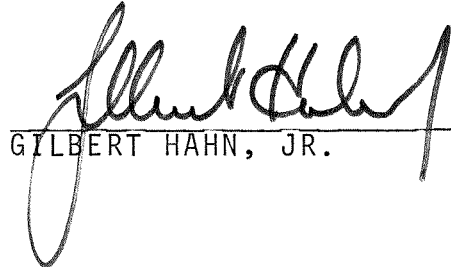
(g) Proposed subdivision shall have lots with a typical lot size of 2,000 \pm square feet.

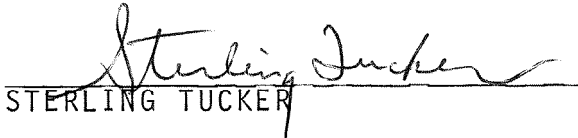
(h) The lot occupancy for the townhouses shall not exceed 50 percent.

The preliminary approval is valid for a period of one year; and pursuant to Section 7501.382, the applicant shall submit a final application with supporting documents for review by the Zoning Commission.

Applicant shall submit an application to amend the Zoning Map consistent with the final development plans.


WALTER E. WASHINGTON



GILBERT HAHN, JR.


STERLING TUCKER

ROBERT C. HORNE


GEORGE M. WHITE

ATTESTED:


James E. Bess
Administrative Officer